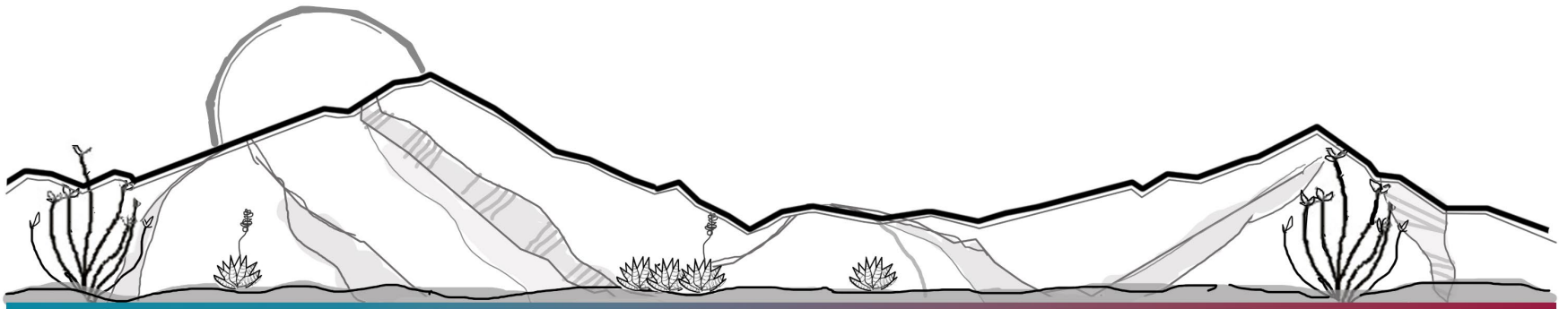


VAR25-06

Jenny Drive Setback

Board of Adjustment
June 25, 2025

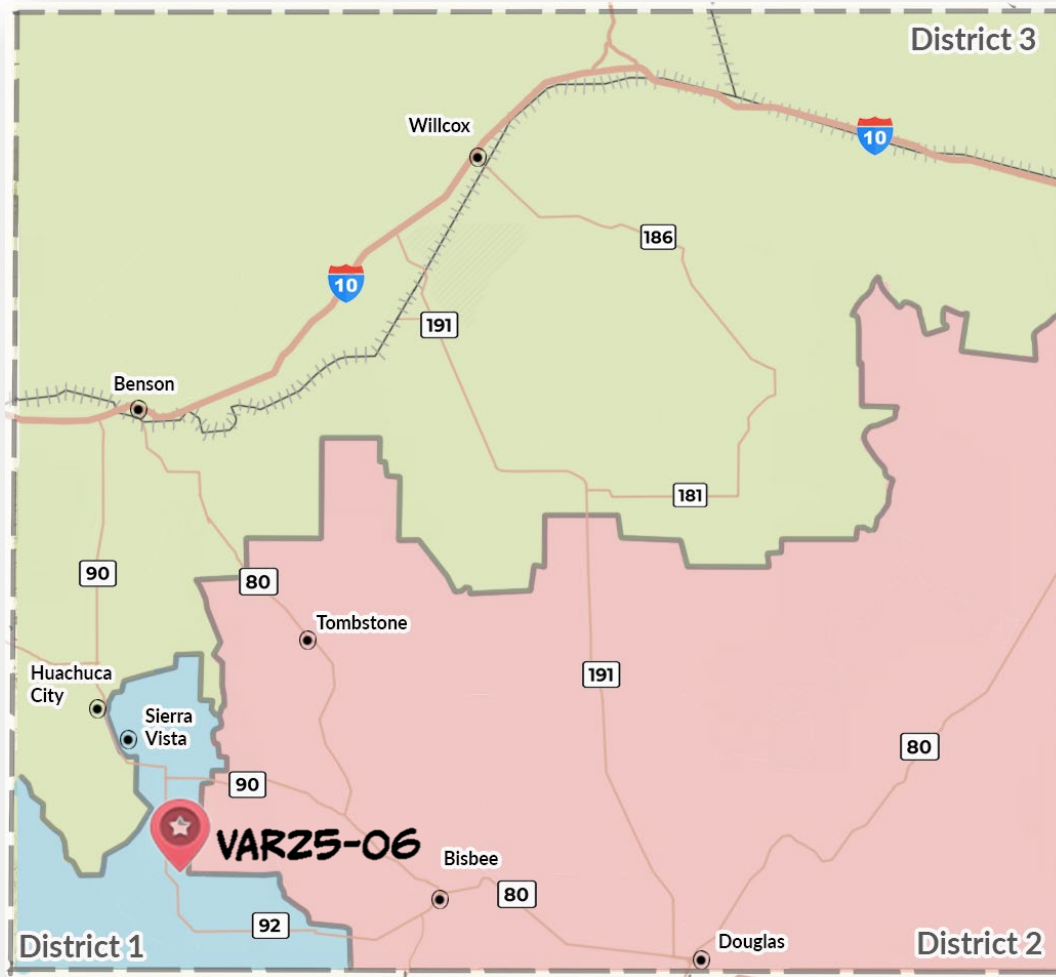


DEVELOPMENT SERVICES

- Applicant: Jeff Heath
- Location: 5272 E. Jenny Drive
APN 104-07-166
- Zoning: R-36
- Variance Request
 - Section 2.18.040 of the Zoning Regulations
 - Reduce minimum setback for a 480sf detached garage from 20' to 10' along the west property line

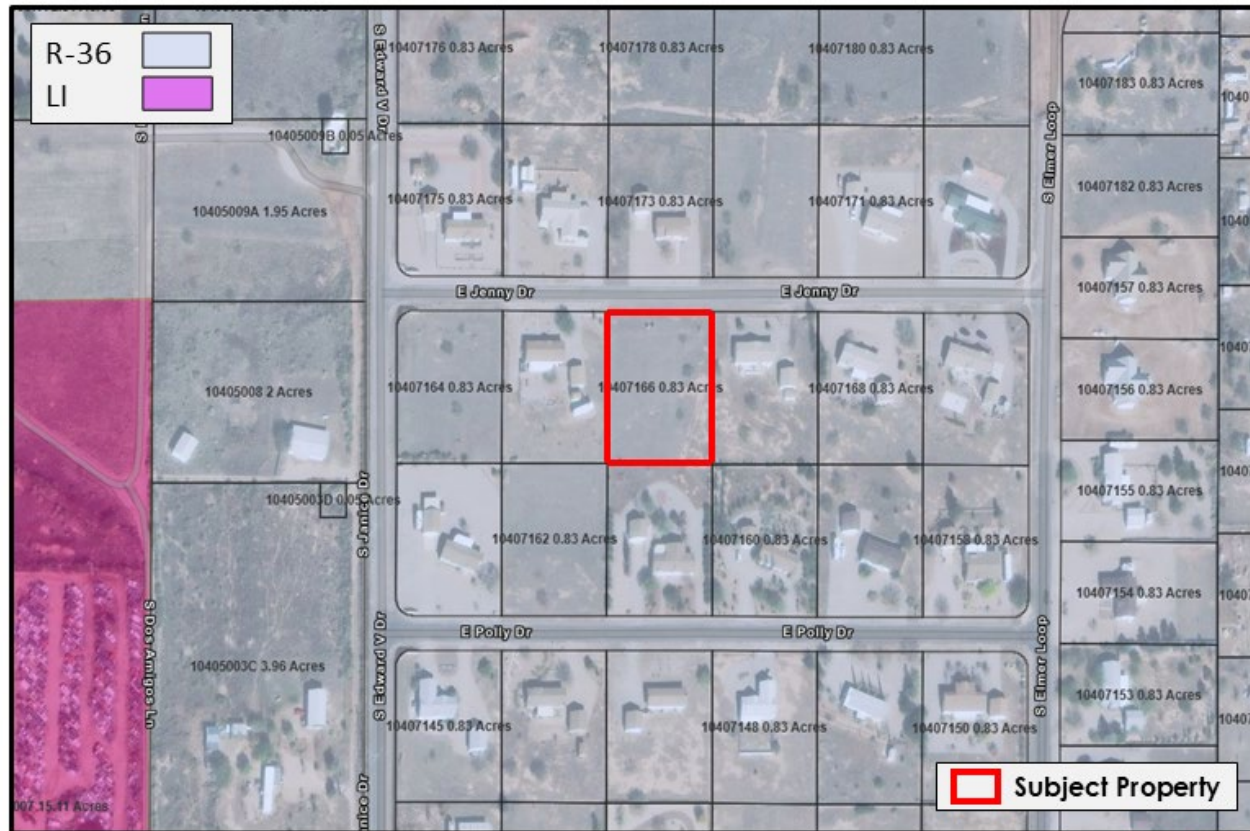


Vicinity Map



DEVELOPMENT SERVICES

Property Location and Zoning

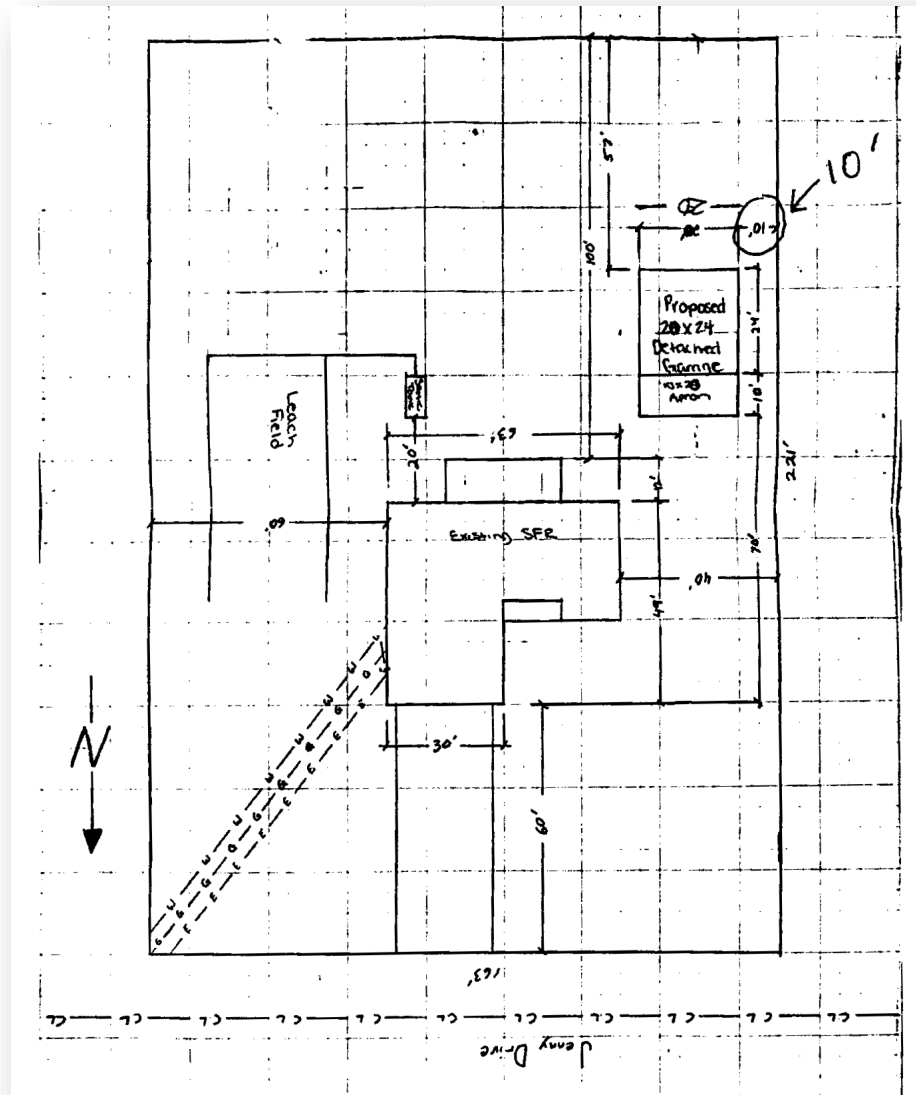


VAR25-06 (Jenny Drive Setback)
5272 Jenny Drive (APN 104-07-166)

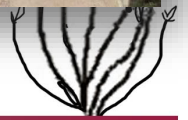
N.T.S



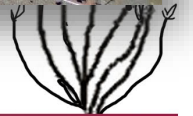
Site Plan



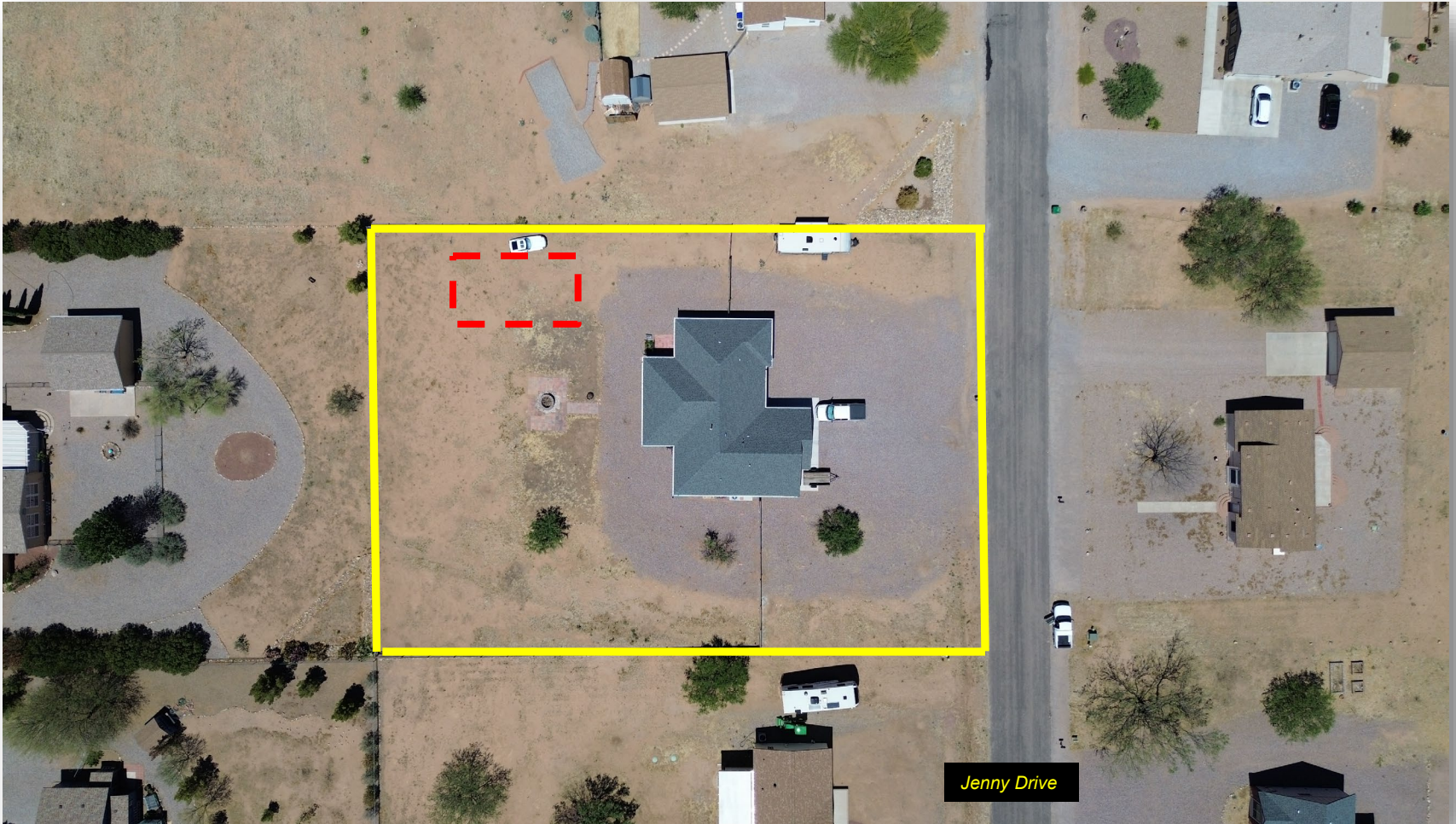
DEVELOPMENT SERVICES



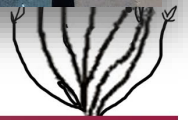
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Jenny Drive



Variance Factors

- Hardship created by zoning regulations
- Peculiar site conditions
- Hardship is not self-created
- Minimum to afford relief
- Permitted use
- No adverse impacts to surrounding property owners
- Harmony with zoning regulations
- No violation of state or federal law

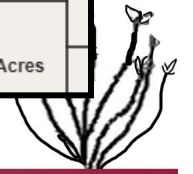


Public Notice

- 30 May – 6 June
 - Legal ad
 - Notices
 - Posting



DEVELOPMENT SERVICES



Factors in Favor

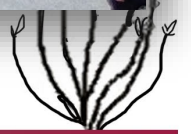
1. Complies with 5 criteria (hardship; permitted use; no adverse impacts; harmony with zoning regulations; does not violate state/federal law)
2. No opposition from nearby property owners

Factors Against

1. Does not comply with 3 criteria (unnecessary hardship; peculiar site conditions; minimum to afford relief)
2. Support from nearby property owner



Applicant Presentation/Discussion



Recommendation

Based on the factors in favor, Staff recommends approval of Docket VAR25-06 without special conditions, reducing the minimum required setback for a 480 square foot detached garage from 20' to 10' along the west property line.



Sample Motion

I move to approve Docket VAR25-06 without special conditions, the factors in favor of approval constituting the findings of fact.



VAR25-06

Jenny Drive Setback

Board of Adjustment
June 25, 2025

